Karen Johnson Davidson County
Batch# 1276021 DEEDWARR
05/21/2025 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250521-0039977

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. SG-25-9657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Wilkinson and Kaitlyn Wilkinson	**FirstBank**	
(NAME)	(NAME)	
149 Lenham Drive	**722 Columbia Ave**	181-15-0A-156.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Vileka Knudtson and Kyle Knudtson, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaitlyn Casal Wilkinson and Christian Wilkinson, Wife and Husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated Davidson County, Satate of Tennessee, described as follow, to-wit:

Being Lot 156 as shown on the Final Plat of Southpoint SP Phase 2, of record in Instrument No. 20210120-0008751, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Vileka Knudtson and Kyle Knudtson, wife and husband by Special Warranty Deed from SouthPoint of TN, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220209-0015142 Register's Office for Davidson County, Tennessee, dated January 27, 2022 and recorded on February 09, 2022.

This is property more commonly known as 149 Lenham Drive, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 19th day of May, 2025.

Vileka Knudtson

Kyle Knudtson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of May, 2025, before me personally appeared Vileka Knudtson and Kyle Knudtson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2025.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Certificate of Authenticity

I, Spencer Gross, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 19th, 2025.

Affiant Signature

May 19th, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
21st day of May, 2025.

Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

